

January 2015

Hamilton County Property For Sale

Attention: Bidders

During the next several months the Hamilton County Real Property Office will be selling property acquired by Hamilton County through previous delinquent tax sales.

The state tax map identification number and the approximate address of each parcel of this property are enclosed in this package.

Also enclosed are the Steps to Follow Before Bidding on Property, Bidding Instructions outlining the bidding procedures, and the Payment Procedures & Forfeit Policy. It is very important that you read this information carefully.

If you have questions or would like your name removed from the mailing list, please contact the Hamilton County Real Property Office at 209-6444.

Enclosures: Important Dates for 2015 Sale
 Steps to Follow Before Bidding on Property
 Bidding Instructions
 Payment Procedures & Forfeit Policy
 Property List
 Bid Form

Check internet for property listing at: www.hamiltontn.gov/realproperty
and www.chattanooga.com

IMPORTANT DATES TO REMEMBER FOR 2015 PROPERTY SALE

Monday	January 26	Ad – Chattanooga Times/Free Press
Monday	February 23	Sealed bids due by 4:00 p.m.
Tuesday	February 24	Bid Opening – County Commission Room – 9:00 a.m.
Monday	March 2	Legal Notice in newspaper and www.hamiltontn.gov/realproperty
Thursday	March 12	Letter of Intent due by 4:00 p.m.
Friday	March 20	Balance Due by 12:00 noon (properties without increase)
Tuesday	March 24	Bid Off – County Commission Room – 9:00 a.m.
Thursday	March 26	Balance due by 12:00 noon

Deeds are recorded and mailed to the purchaser approximately 6-8 weeks after final payment is made.

HAMILTON COUNTY 2015 PROPERTY SALE

STEPS TO FOLLOW BEFORE BIDDING ON PROPERTY

1. **READ BIDDING INSTRUCTIONS and Payment Procedures & Forfeit Policy.**
2. Mark the parcels of property on the sale list that you are interested in purchasing.
3. Use the **STATE TAX MAP NUMBER** to identify the property on the state tax maps. Maps are available in the **REAL PROPERTY OFFICE** located downtown in the Mayfield Annex, or the **ASSESSOR OF PROPERTY OFFICE**, located at 6135 Heritage Park Drive in the Bonny Oaks Industrial & Office Park.
4. Have your list and correct State Tax Map Number available when calling any office to obtain information regarding property.
5. Check zoning, subdivision, and building permit information at the **REGIONAL PLANNING AGENCY**, Development Resource Center, 1250 Market Street, (423) 668-2287.
6. After identifying the location and size of the property and checking any other property information, **GO TO THE PROPERTY LOCATION IN PERSON AND IDENTIFY THE PROPERTY BEFORE SUBMITTING A BID.** Personal on-site inspection of the property is strongly recommended.
7. Call the **HAMILTON COUNTY REAL PROPERTY OFFICE** at (423) 209-6444 for questions.
8. Submit bids on the Bid Form provided by the Real Property Office.
9. **PAYMENTS: SEE PAYMENT PROCEDURE & FORFEIT POLICY (enclosed).**
10. **IMPORTANT NOTICE TO PURCHASERS OF COUNTY PROPERTY:**

Hamilton County sells property, which it has obtained when the owner fails to pay taxes. Hamilton County attempts to follow all necessary steps to comply with the State Law in the acquisition and disposition of this property. Hamilton County does not and cannot make any warranties, covenants or representations as to the status or quality of the title to this property. Each buyer must ascertain the legal status of the title to this property. Hamilton County makes no warranties or representations of any kind regarding the previous use of any property as to hazardous waste, or whether there may be such problems as boundary disputes, limited restrictions on use of the properties for purposes of zoning classification, subdivision restrictions, building permit restrictions, and the like. Hamilton County makes no warranties or representations concerning the condition of the property. The property will be sold "as is" with no warranties expressed or implied as to improvements, soil conditions, environmental, or wetland issues. It is the responsibility of each buyer to determine the historical use of the property.

Announcements made at the Bid-Opening and Bid-Off will take priority over written material provided by the Real Property Office for this property sale. Prior to bidding, all interested parties should carefully check all items such as: state tax map number, location, lot size, current zoning, and future use of the property. It is the responsibility of prospective purchasers to make their own decisions to verify the accuracy of any written information.